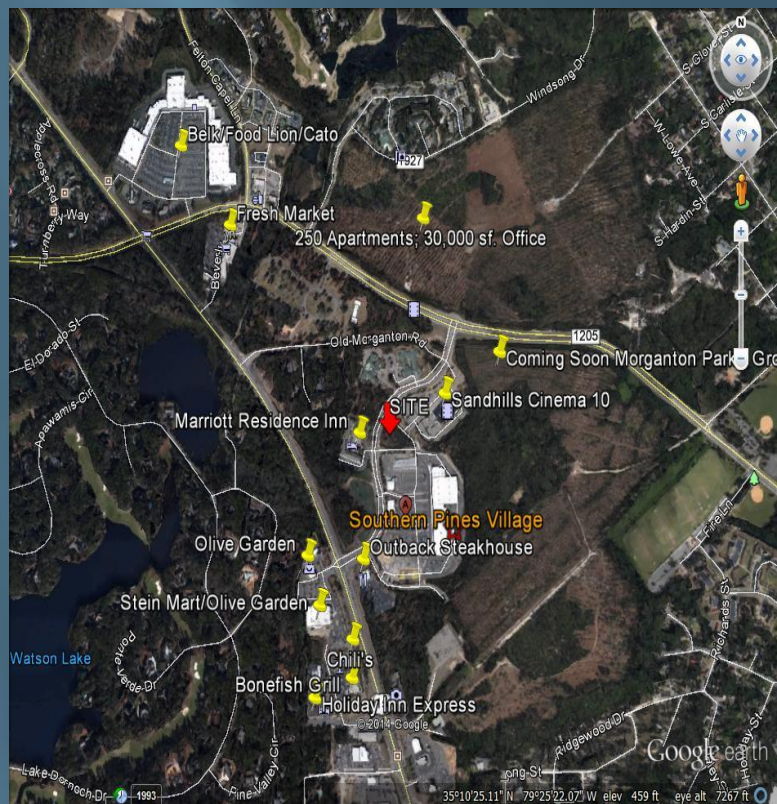


Restaurant/Retail Location - Outparcel Between 200,000 SF Kohl's Anchored Shopping Center and Movie Theatre Brucewood Road, Southern Pines (Pinehurst), NC 28387

Located at the epicenter of the Sandhills Region, the retail and restaurants located in Southern Pines, NC act as a super-regional center drawing residents from Southern Pines, Pinehurst, Aberdeen, Whispering Pines, West End, Seven Lakes, and nearby communities scattered throughout a six county region. With a premier location between Southern Pines Village Shopping Center, and The Sandhills Cinema 10 on Brucewood Road, this location is surrounded by a solid mix of national and local tenants and restaurants, Hotels and businesses, and is easily accessed off of the major retail arteries serving the trade area.

- **Parcel Size:** 1.44 Acres on Brucewood Road, between 15/501 and Morganton. 2.5 Miles from Pinehurst Traffic Circle
- **Traffic Signal:** 15/501 and Brucewood Road- Morganton & Brucewood Rd.
- **Traffic Count:** +40,000 VPD 15/501, 21,000 Morganton Road.
- **Trade Area Population:** 125,000
- **Trade Area HH Income:** \$87,000
- **Signage:** Two Subdivision Signs, 15/501 & Morganton Road
- **Access:** Full access from Southern Pines Village Shopping Center, and Sandhills Cinema 10 .
- **Pinehurst is considered the Home of American Golf:** More than 1.25 Million Visitors annually enjoy 43golf courses located within a 15 mile Radius.
- **Easy Commute to Ft. Bragg:** 5.5 Miles to Connecticut Ave. Gate.
- **Nearby Restaurants:** Outback, Olive Garden, Chili's, Bonefish Grill, Longhorn Steakhouse, Hickory Tavern, Brixx, Full Moon Oyster Bar, Texas Roadhouse, Mellow Mushroom, Tripps, Cracker Barrel, Chik Fil A, Subway, Dickey's BBQ, and many more.
- **Nearby Retail Shopping:** Kohl's, Hobby Lobby, Kay Jewelers, Ulta, Triangle Wine, SteinMart, Belk, Chico's, Talbots, Pier One, Michael's, Dicks, Bed Bath Beyond, Best Buy, Books A Million, Shoe Dept., GNC , Harris Teeter, Wal-Mart, Lowes, The Fresh Market, Staples, and many others.
- **Sandhills Cinema 10 :** The areas only state of the art 10 screen, stadium movie theatre is located on Brucewood Road.



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